



- Detached Bungalow
- Large & Private Rear Garden
- Off Road Parking For Multiple Vehicles
- Access To A120 and A12
- En Suite & Dressing Area
- Sun Room

### Carisbrook, Harwich Road, Great Bromley, Colchester, Essex. CO7 7UL.

This three bedroom detached bungalow is located in the peaceful village of Great Bromley, which is just outside of Colchester. The village of Great Bromley offers fast access onto the A120 which joins the A12. The property is not far from neighbouring towns such as Wivenhoe, Manningtree and Colchester, all of which have train stations which is mainlines back into London Liverpool Street. Internally the property has been well maintained by its current owners. Some of its main highlights are off road parking for numerous vehicles, detached garage, three bedrooms one of which has an en-suite and dressing area, dining room and separate kitchen. Call now to arrange your viewing.





# Property Details.

## Ground Floor

### Sun Room



10' 5" x 5' 10" (3.17m x 1.78m) UPVC door into sun room, sliding doors into;

### Living Room



13' 8" x 12' 10" (4.17m x 3.91m) Windows to side, radiator, door to;

### Hallway

16' 1" x 4' 1" (4.90m x 1.24m) radiator, loft access, loft ladder, built in cupboards, one takes appliance, and doors to;

### Kitchen

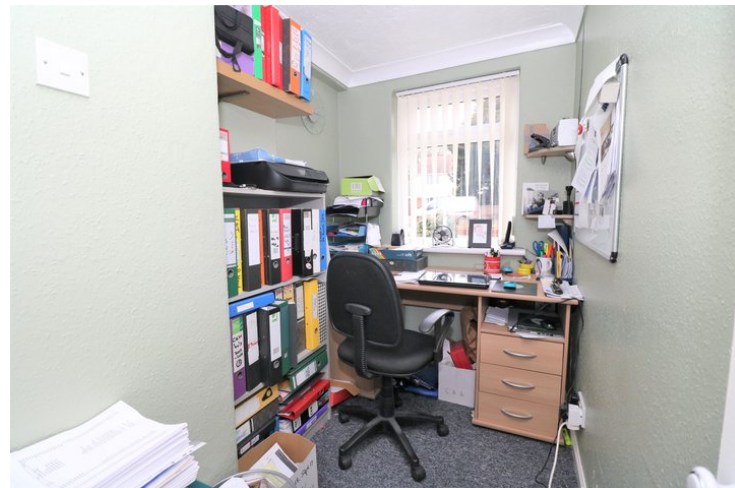
10' 10" x 10' 10" (3.30m x 3.30m) Door out to side, strip lighting, range of eye and low level fitted units with work surface over, built in double fan, single oven /grill separate hob and extractor over, space for dishwasher, integrated fridge, inset ceramic sink, opening into dining room.

### Dining room



11' 7" x 11' 10" (3.53m x 3.61m) Windows to side and French doors out, radiator.

### Office/Study



7' 5" x 5' 4" (2.26m x 1.63m) Window to front.

### Master Bedroom



9' 5" x 11' 9" (2.87m x 3.58m) Window to rear, radiator, access to floor to ceiling built in wardrobes. leading through to dressing area 5' 8" x 9' 10" (1.73m x 3.00m) With fully integrated wardrobes door to;



# Property Details.

## En-suite



11' 11" x 4' 9" (3.63m x 1.45m) Window to side, heated towel rail, wash hand basin with vanity sink unit, W/C, shower cubicle.

## Bedroom Two



11' 7" x 11' 10" (3.53m x 3.61m) Windows to front and side, radiator.

## Bedroom Three



6' 11" x 10' 10" (2.11m x 3.30m) Window to side, built in double wardrobe radiator.

## Bathroom



5' 8" x 11' 9" (1.73m x 3.58m) Window to rear, radiator, single bath with over head shower, W/C, wash hand basin and fully tiled.

## Outside

### Garden

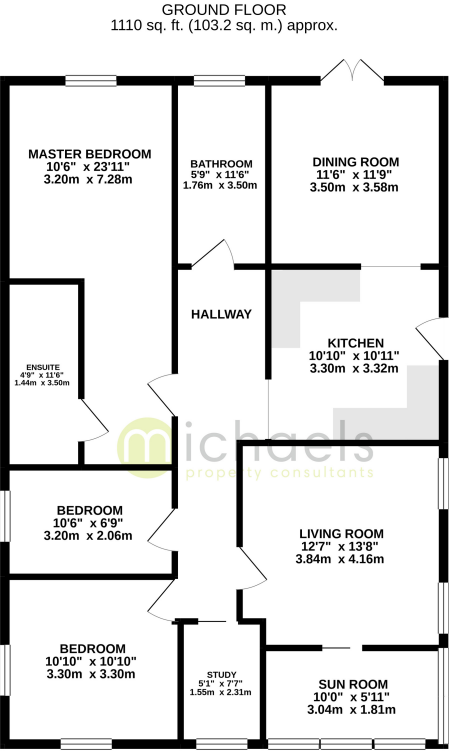


As mentioned previously the property benefits from a sizeable rear garden. Its been very well looked after by its current owners. It boasts an array of different features. Sections of the space have been laid to lawn, however there are small boarders, with areas that have been slabbed creating a patio.

At the rear of the garden there is a fully detached garage with full power and lighting connected as well as a garden shed and green house.

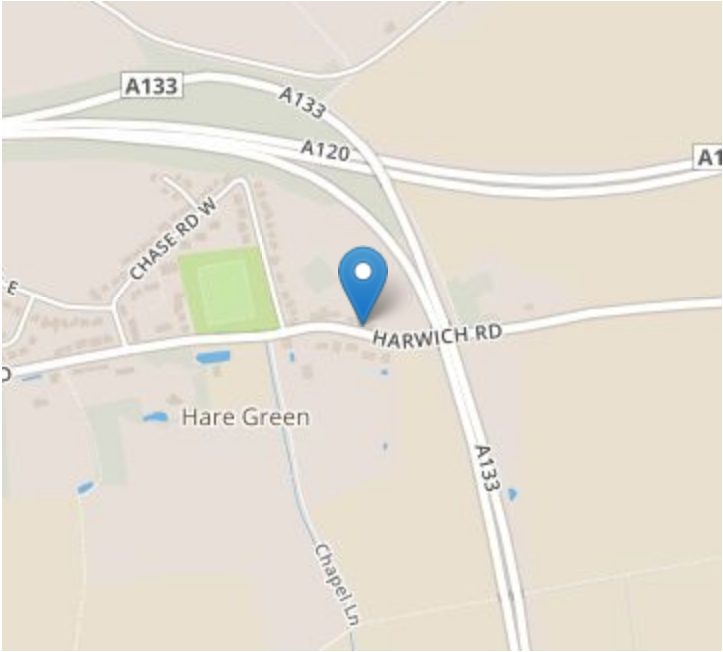
# Property Details.

## Floorplans

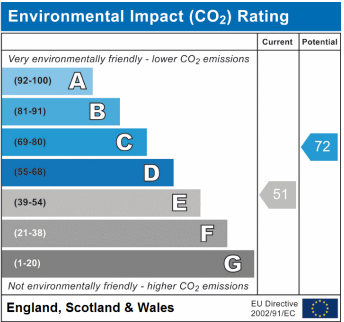
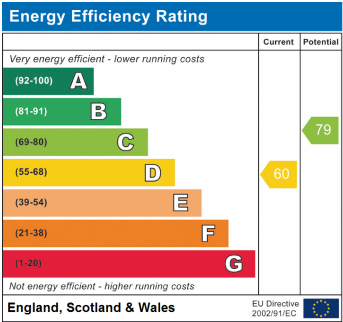


TOTAL FLOOR AREA: 1110 sq. ft. (103.2 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.